



**Board of Commissioners of Cook County
Board of Commissioners**

Minutes of the Business and Economic Development Committee

9:15 AM

Wednesday, February 7, 2018

**Cook County Building, Board Room
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: García and Butler (2)

PUBLIC TESTIMONY

There were no registered public speakers for this meeting

18-2035

COMMITTEE MINUTES

Approval of the minutes from the meeting of 1/17/2018

A motion was made by Commissioner Morrison, seconded by Commissioner Moore, to approve 18-2035. The motion carried by the following vote:

Ayes: Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: García and Butler (2)

18-1500

Sponsored by: TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board Of Commissioners

PROPOSED RESOLUTION

PRH TRUCKING INC. AND VYM CORPORATION 6B PROPERTY TAX INCENTIVE

REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: PRH Trucking Inc. and VYM Corporation

Address: 8711 South 77th Avenue, Bridgeview, Illinois, 60455

Municipality or Unincorporated Township: Bridgeview

Cook County District: 6

Permanent Index Number: (2) PINs: 23-01-100-005-0000; 23-01-100-010-0000

Municipal Resolution Number: Ordinance 16-14 approved April 20, 2016

Number of month property vacant/abandoned: 22 months at time of application to the Village

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 3 full-time, 0 part-time

Estimated Number of jobs retained at this location: 40 full-time, 0 part-time

Estimated Number of employees in Cook County: 40 full-time, 0 part-time

Estimated Number of construction jobs: 10

Proposed use of property: Industrial-trucking and warehousing

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that

justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Morrison, seconded by Commissioner Deer, to recommend for approval 18-1500. The motion carried by the following vote:

Ayes: Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: García and Butler (2)

18-1501

Sponsored by: TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board Of Commissioners

PROPOSED RESOLUTION

KEY URBAN CONCEPTS INC./MARVA DAVIS CLASS 8 PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

Applicant: Key Urban Concepts. Inc./Marva Davis

Address: 15022 Lincoln Avenue, Dolton, Illinois, 60415

Municipality or Unincorporated Township: Dolton

Cook County District: 6

Permanent Index Number: 4) PINs: 29-11-404-005-0000; 29-11-404-006-0000; 29-11-404-007-0000; 29-11-404-008-0000

Municipal Resolution Number: 15-R-011 approved September 8, 2015

Number of month property vacant/abandoned: 12 months at time of purchase

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 2 full-time, 0 part-time

Estimated Number of jobs retained at this location: 11 full-time, 0 part-time

Estimated Number of employees in Cook County: 11 full-time, 0 part-time

Estimated Number of construction jobs: 10

Proposed use of property: Commercial-Animal hospital and stray animal program

Living Wage Ordinance Compliance Affidavit Provided: N/A

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the

municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Deer, seconded by Commissioner Morrison, to recommend for approval 18-1501. The motion carried by the following vote:

Ayes: Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: Garcia and Butler (2)

18-1532

Sponsored by: TONI PRECKWINKLE (President) and GREGG GOSLIN, Cook County Board Of Commissioners

PROPOSED RESOLUTION

511 GLENN LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: 511 Glenn LLC

Address: 511 Glenn Avenue, Wheeling, Illinois

Municipality or Unincorporated Township: Village of Wheeling

Cook County District: 14th

Permanent Index Number: 03-11-303-026-0000; 03-11-410-001-0000 and 03-11-410-002-000

Municipal Resolution Number: Resolution Number 16-123 adopted November 21, 2016

Number of month property vacant/abandoned: Number of months vacant two (2) months

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 38 full-time jobs

Estimated Number of jobs retained at this location: 35 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: # full-time, # part-time

Proposed use of property: Industrial use, warehousing manufacturing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Gainer, seconded by Commissioner Deer, to recommend for approval 18-1532. The motion carried by the following vote:

Ayes: Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: García and Butler (2)

18-1534

Sponsored by: TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board Of Commissioners

PROPOSED RESOLUTION

MAZZOLIN FAMILY LIMITED PARTNERSHIP 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Mazzolin Family Limited Partnership

Address: 7400 Richards, Bridgeview, Illinois

Municipality or Unincorporated Township: Village of Broadview

Cook County District: 6th

Permanent Index Number: 23-12-210-009-0000 and 23-12-210-010-0000

Municipal Resolution Number: Village of Broadview, Ordinance No. 17-17 approved August 16, 2017

Number of month property vacant/abandoned: Number of months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: None

Estimated Number of jobs retained at this location: 36 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 10-25 construction jobs

Proposed use of property: Industrial manufacturing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Gainer, seconded by Commissioner Deer, to recommend for approval 18-1534. The motion carried by the following vote:

Ayes: Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: García and Butler (2)

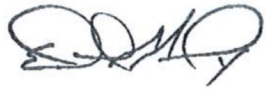
ADJOURNMENT

A motion was made by Commissioner Deer, seconded by Commissioner Morrison, to adjourn the meeting. The motion carried by the following vote:

Ayes: Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: García and Butler (2)

Respectfully submitted,

A handwritten signature in black ink, appearing to be "D. M. G.", written in a cursive style.

Vice Chairman

A handwritten signature in blue ink, reading "Matthew B. DeLeon", written in a cursive style.

Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.